


**205/17 Bath Street, Labrador, Qld 4215**

 **LJ Hooker** Broadwater

**Sold Apartment**

Friday, 1 December 2023

205/17 Bath Street, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ana Tulloch  
0755371311

**\$550,000**

Beautifully presented immaculate 2 bedroom apartment with everything! 2 minutes short walk to the popular Broadwater beaches and parks, this is your affordable coastal living in style in a modern complex with low maintenance, full security and low body corporate. Bright, modern and inviting, this stunning home has open plan living that allows you to enjoy the fantastic private terrace overlooking calming leafy tree tops. You will feel straight away the relaxed atmosphere making this home perfect for busy young professionals or downsizers that want to live close to water and parkland without the price tag. Owners have looked after this immaculate home since built and have added practical upgrades but due to work circumstances must say goodbye. Priced to sell, inspections are highly recommended to appreciate all that this property has to offer. You won't find a better priced property with so much to offer! Either owner or investor, this home ticks all the boxes. Enjoy all year round entertaining in the comfort of your home with the open plan living area connecting seamlessly to a large entertainer's balcony, perfect for outdoor dining, drinks or just your morning coffee! A very useful extension to your property. Completing the picture are two bedrooms both with built-in robes and a contemporary bathroom with a bath/shower combination. Originally this property was a large one bedroom with a large study room which the owner has tastefully converted into a practical second bedroom with built-in robes for guests. Benefiting from a secure carpark the apartment also features ducted air conditioning and ceiling fans. Another fantastic attribute is the elevated terrace which provides perfect security and accessibility to building facilities on the other side of the building but same second floor podium level. What you will love: \* 2 bedrooms both with BIR (originally 1 bed plus study room) \* 1 full bathroom with combination bath/shower \* Modern kitchen with gas cooktop and s/s appliances \* NBN (FTTP) connectivity for fastest internet downloads \* Large 24 sqm private terrace \* Ducted air conditioning /reverse cycle \* Ceiling fans \* Full privacy & security \* Low body corporate of approx. \$73 per week \* Located at Podium level same as building facilities for easy access Building facilities include: \* Resort style pool \* Direct access to park next door \* Fully equipped gym \* Residents formal lounge \* 1 secure car park \* Bike racks in secured garage \* Onsite Managers

The Numbers: \* Body corporate/Strata fees around \$73 per week or \$3,796 per year \* Council rates around \$2,000 per year \* Rental appraisal around \$600-\$630 per week

Walking distance to the popular Broadwater, this is your affordable coastal living in a modern complex with low maintenance and full security. To arrange your private or virtual inspection call Ana Tulloch on 0439 343 432.

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